1715 100th Pl. SE, Everett, WA

Multi-Tenant Financial Proforma

CENTURY PACIFIC

Property Information		**Multi-Tenanting Informatin**		**Financial Assumptions**	
Address	1715 100th Place, SE	Total RSF	9,344	Vacancy/Credit/Reserve	5%
City	Everett	Number of Floors	2	Revenue Growth	3%
County	Snohomish	Demisable Spaces	4	Expense Escalation	4%
Zoning	Mixed Urban	New Common Areas Created	264 SF	Expense Reimbursement Leakage	7%
Parcel ID	659600000702				

2023 Budgeted Expenses

Repairs and Maintenance	
Janitorial, Maintenance Cost	$6,200
Building Supplies	2,500
Utilities	
Electricity	4,200
Gas	2,400
Water and Sewer	1,600
Administrative	
Property Tax	5,465
Insurance - Building and Contents	5,540
Other Occupancy Cost	1,500
Total Expenses	**$29,405**

Prospective Leashold Information

Suite	Tenant	RSF	Market Rent/SF	Gross Potential Rent
1	Office/Medical Office	880	$26	22,880
2	Office/Medical Office	1,528	$26	39,728
3	Office/Medical Office	2,000	$26	52,000
4	Light Industrial/Warehouse	4,672	$17	79,424
	Totals/Averages	**9,080**	**$24**	**$194,032**

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	Year 1 2024	Year 2 2025	Year 3 2026	Year 4 2027	Year 5 2028	Year 6 2029	Year 7 2030	Year 8 2031	Year 9 2032	Year 10 2033	Year 11 2034
Capital Outflow - Demising Costs	(75,000)										
Income											
Gross Potential Rent	194,032	199,853	205,849	212,024	218,385	224,936	231,684	238,635	245,794	253,168	260,763
Less Vacancy/Credit/Reserve	(9,702)	(9,993)	(10,292)	(10,601)	(10,919)	(11,247)	(11,584)	(11,932)	(12,290)	(12,658)	(13,038)
Expense Reimbursement	9,022	9,293	9,572	9,859	10,155	10,460	10,773	11,097	11,429	11,772	12,125
Gross Operating Income	193,353	199,153	205,128	211,282	217,620	224,149	230,873	237,800	244,934	252,282	259,850
Expeneses											
Janitorial, Maintenance Cost	6,448	6,706	6,974	7,253	7,543	7,845	8,159	8,485	8,825	9,178	9,545
Building Supplies	2,600	2,704	2,812	2,925	3,042	3,163	3,290	3,421	3,558	3,701	3,849
Electricity	4,368	4,543	4,724	4,913	5,110	5,314	5,527	5,748	5,978	6,217	6,466
Gas	2,496	2,596	2,700	2,808	2,920	3,037	3,158	3,285	3,416	3,553	3,695
Water and Sewer	1,664	1,731	1,800	1,872	1,947	2,025	2,105	2,190	2,277	2,368	2,463
Property Tax	5,684	5,911	6,147	6,393	6,649	6,915	7,192	7,479	7,778	8,090	8,413
Insurance - Building and Contents	5,762	5,992	6,232	6,481	6,740	7,010	7,290	7,582	7,885	8,201	8,529
Other Occupancy Cost	1,560	1,622	1,687	1,755	1,825	1,898	1,974	2,053	2,135	2,220	2,309
Total Expenses	(30,581)	(31,804)	(33,077)	(34,400)	(35,776)	(37,207)	(38,695)	(40,243)	(41,852)	(43,527)	(45,268)
Net Operating Income	**$87,772**	**$230,958**	**$238,205**	**$245,682**	**$253,396**	**$261,356**	**$269,568**	**$278,042**	**$286,786**	**$295,808**	$305,118